

RECORD OF ACTION

Planning and Zoning Commission

Thursday, June 5, 2025 | 6:30 p.m.

The Planning and Zoning Commission took the following action at this meeting:

MOTION: Mr. Way moved, Mr. Alexander seconded, to accept the documents into the record and approve the April 17, 2025 and May 1, 2025 meeting minutes.

VOTE: 7 – 0.

RESULT: The documents were accepted into the record and the minutes were approved.

RECORDED VOTES:

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

DocuSigned by:

Jennifer M. Rauch

Jenny Rauch, AICP

Director of Community Planning and Development



Community Planning and Development



5200 Emerald Parkway
Dublin, Ohio 43017



614.410.4600
dublinohiousa.gov

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RECORD OF ACTION

Planning and Zoning Commission

Thursday, June 5, 2025 | 6:30 p.m.

The Planning and Zoning Commission took the following action at this meeting:

1. OhioHealth Temporary Helipad 25-024AFDP

Amended Final Development Plan

Proposal: Request for review and approval of an Amended Final Development Plan to allow a temporary helipad for the Ohio Health Dublin Methodist Hospital. The 13-acre site is zoned Planned Commerce District (PCD) – Perimeter West.

Location: 6805 Perimeter Drive

Planning Contact: Taylor Mullinax, AICP, Planner I

Contact Information: 614.410.4632, tmullinax@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/25-024

MOTION: Mr. Way moved, Mr. Garvin seconded approval of the Amended Final Development Plan with the following conditions by consent:

- 1) Upon removal of the temporary helipad, the site shall be restored to existing or better conditions including but not limited to pavement, parking spaces, landscape islands and trees within the islands, and lighting.
- 2) The orange jersey barrier is replaced with a concrete barrier prior to approval of a building permit.
- 3) The required tree replacements are installed on site within one year of removal.
- 4) If the existing use or number of employees change that requires parking over the 402 spaces prior to December 31, 2029, OhioHealth shall coordinate with the City of Dublin to obtain necessary approvals.
- 5) The applicant continues to coordinate with Engineering during the site plan review process.

VOTE: 7-0

RESULT: The Amended Final Development Plan was approved.

RECORDED VOTES:

Rebecca Call Yes
Kim Way Yes
Kathy Harter Yes



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Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

DocuSigned by:
Bassem Bitar (Signed for Taylor)
Taylor Mullinax, AICP
Planner I

RECORD OF ACTION

Planning and Zoning Commission

Thursday, June 5, 2025 | 6:30 p.m.

The Planning and Zoning Commission took the following action at this meeting:

2. Glick Road Pool 25-018AFDP

Amended Final Development Plan

Proposal: Request for review and approval of an Amended Final Development Plan for the construction of a new pool equipment building, renovation of existing pool, replacement of a fence/pool barrier, and new access point from Glick Road. The 16.19-acre site is zoned PUD, Planned Unit Development District, Muirfield Village.

Location: 6716 Glick Road

Planning Contact: Tammy Noble, Senior Planner

Contact Information: 614.410.4649, tnoble@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/25-018

MOTION: Ms. Harter moved, Mr. Deschler seconded approval of the Amended Final Development Plan with the following conditions by consent:

- 1) The applicant continue to work with Engineering to ensure stormwater management requirements are met prior to issuance of a building permit.
- 2) The applicant continue to work with Engineering to finalize the proposed access drive including material specifications and width requirements.


VOTE: 7-0

RESULT: The Amended Final Development plan was approved.

RECORDED VOTES:

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

DocuSigned by:

602B1F02B0D24C7...
Tammy Noble
Senior Planner



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RECORD OF ACTION

Planning and Zoning Commission

Thursday, June 5, 2025 | 6:30 p.m.

The Planning and Zoning Commission took the following action at this meeting:

**3. Monterey Drive
25-043CP**

Concept Plan


Proposal:	Request for review and non-binding feedback for a commercial development consisting of approximately 93,900 square foot of retail and eating and drinking space and associated site improvements. The 6.86-acre site is zoned BSD-HTN, Bridge Street District – Historic Transition Neighborhood.
Location:	191 and 201 W. Bridge Street and PIDs: 273-000205, 273-000207, 273-000209, 273-000210, 273-000211, 273-000212, 273-000213, 273-000214, 273-000215, 273-000216, 273-000217
Planning Contact:	Bassem Bitar, AICP, Deputy Director of Planning
Contact Information:	614.410.4635, bbitar@dublin.oh.us
Case Information:	www.dublinohiousa.gov/pzc/25-043

RESULT: The Commission was generally supportive of the project including the layout and open space. Members were also appreciative of the applicant’s communication with the neighbors. There were concerns raised about the lack of mix of uses with suggestions for incorporating some residential and/or office uses. Concerns were also voiced about traffic, and the need for an additional access point, but the Commission was not supportive of taking away park space to accommodate that access. Some suggestions included additional height on the buildings on Bridge Street, and a pedestrianway through Building E to break up its mass.

MEMBERS PRESENT:

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	No
Gary Alexander	Recused
Jason Deschler	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

DocuSigned by:


Bassem Bitar, AICP
Deputy Director of Planning

RECORD OF ACTION

Planning and Zoning Commission

Thursday, June 5, 2025 | 6:30 p.m.

The Planning and Zoning Commission took the following action at this meeting:

4. Crown INEOS 25-031Z

Rezoning

Proposal: Request for review and approval of Rezoning a +/-2.95-acre site from PCD Planned Commerce District, Perimeter Center to PUD Planned Unit Development District, Crown Campus.

Location: 6400 Perimeter Loop

Planning Contact: Rati Singh, Assoc. AIA, Planner II
Bassem Bitar, AICP, Deputy Director of Planning

Contact Information: 614.410.4533, rsingh@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/25-031

MOTION: Ms. Way moved, Ms. Harter seconded a recommendation of approval to City Council of the Rezoning

VOTE: 7-0

RESULT: The Rezoning was recommended for approval and forwarded to City Council.

RECORDED VOTES:

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	Yes
Jamey Chinnock	Yes
Gary Alexander	Yes
Jason Deschler	Yes
Dan Garvin	Yes

STAFF CERTIFICATION

DocuSigned by:

Bassem Bitar

Bassem Bitar, AICP
Deputy Director of Planning



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RECORD OF ACTION

Planning and Zoning Commission

Thursday, June 5, 2025 | 6:30 p.m.

The Planning and Zoning Commission took the following action at this meeting:

**5. Crown INEOS
25-019AFDP**

Amended Final Development Plan

Proposal: Request for review and approval of an Amended Final Development Plan for exterior building renovations to an existing car dealership building and associated site improvements.

Location: 6400 Perimeter Loop

Planning Contact: Rati Singh, Assoc. AIA, Planner II
Bassem Bitar, AICP, Deputy Director of Planning

Contact Information: 614.410.4533, rsingh@dublin.oh.us

Case Information: www.dublinohiousa.gov/pzc/25-019

MOTION: Mr. Garvin moved, Mr. Way seconded approval of the Amended Final Development Plan with Option 01 with the building and the base of the monument sign painted black, with the following conditions:

- 1) The approval is contingent on rezoning approval by City Council.
- 2) The applicant adds a provision to allow for administrative approval of signage in Subarea A, similar to those proposed in Subarea B, prior to City Council submittal.
- 3) The applicant will need to continue to coordinate with Engineering to ensure stormwater management compliance in accordance with Chapter 53 of the Dublin Code of Ordinances.

VOTE: 4-3

RESULT: The Amended Final Development plan was approved.

RECORDED VOTES:

Rebecca Call	Yes
Kim Way	Yes
Kathy Harter	No
Jamey Chinnock	Yes
Gary Alexander	No
Jason Deschler	No
Dan Garvin	Yes

STAFF CERTIFICATION

DocuSigned by:
Bassem Bitar

Bassem Bitar, AICP
Deputy Director of Planning